

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF INDIANA
NEW ALBANY DIVISION

In Re:	}	Case No. 19-90879-AKM-13
Patrick Steven Green	}	
Debtor	}	

MOTION TO SELL AT PRIVATE SALE

The Debtor hereby moves the court, pursuant to 11 U.S.C. § 363(b) and Local Rule B-6004-2, to approve the sale of property as described below and state as follows:

1. The property to be sold is the Debtors' property, commonly known as 710 Sky Way Drive NW, Corydon, IN 47112 (the "Property").

2. The property was marketed for sale by Megan Paz with Keller Williams Realty Consultants and only one offer was considered.

3. The terms of the sale are attached hereto as Exhibit A. The proposed sales price is \$246,000.00.

4. After the satisfaction of any anticipated judgment liens against the property, accrued taxes, and other costs and expenses of the sale as summarized in the Estimated Closing attached hereto as Exhibit A, the debtor will claim the maximum exemption amount allowed for under Indiana Code § 34-55-10(c)(1) of \$38,600.00. The Debtor's bankruptcy estate shall receive the remaining sale proceeds to pay the bankruptcy estate in full.

5. Said sale is contingent upon the contingencies specified in Exhibit A.

6. The Proposed buyers are Kathleena Ashelman and Dalton Wimberley. There are no known relationships between the prospective purchasers and

the Debtor or the Standing Trustee.

7. The proposed sale seeks to sell the property free and clear of all liens.

The first mortgage lien held by Land Home Financial Services/Dove will be paid in full at closing.

NOTICE: Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. If you do not have an attorney, you may wish to consult one.

If you do not want the court to enter an order approving the sale, or if you want the court to consider your views on the motion, then within **21 days** from the date of service or such other time period as may be permitted by Fed.R.Bankr.P.9006(f), you or your attorney must file with the Bankruptcy Clerk a written objection explaining your position.

Those not required or not permitted to file electronically must deliver any objection by U.S. mail, courier, overnight/express mail, or in person at:

U.S. Bankruptcy Court
110 U.S. Courthouse
121 W. Spring Street
New Albany, Indiana 47150

The objecting party must ensure delivery of the objection to the party filing the motion and to the Trustee. **If an objection is NOT timely filed, the requested relief may be granted.**

WHEREFORE, the Debtor moves the court to enter an order approving the sale and granting such other relief as appropriate.

Respectfully submitted,

KOEHLER LAW OFFICE

By: /s/ Lloyd E. Koehler
Lloyd E. Koehler
Attorney No. 15669-98
Counsel for Debtor
400 Pearl St., Suite 200
New Albany, Indiana 47150
Telephone: (812)949-2211
Fax: (812)941-3907
E-mail: lloydkoehler@hotmail.com

CERTIFICATE OF SERVICE

The undersigned certifies that on the 29th day of March, 2023, a copy of the foregoing was filed electronically. Notice of this filing will be sent to the following parties through the Court's Electronic Case Filing System:

Joseph M. Black, Jr., Chapter 13 Trustee: jmbeef@trustee13.com

U.S. Trustee: ustpreion10.in.ecf@usdoj.gov

I further certify that a copy of the foregoing was sent on the 29th day of March, 2023 via certified mail to the following:

Attorney General of the United States, U.S. Department of Justice, 950 Pennsylvania Avenue NW, Washington, DC 20530-0001

U.S. Attorney's Office, Southern District of Indiana, 10 West Market Street Suite 2100, Indianapolis, IN 46204

Highest Ranking Officer, Land Home Financial Services, Inc., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Notice of this filing will also be sent to the creditors and parties listed on the attached mailing matrix via U.S. Mail this 29th day of March, 2023.

/s/ Lloyd E. Koehler

Lloyd E. Koehler

Label Matrix for local noticing
0756-4
Case 19-90879-AKM-13
Southern District of Indiana
New Albany
Mon Mar 6 16:02:27 EST 2023

Baptist Health Floyd
Credit Bureau Systems, Inc
PO Box 9200
Paducah, KY 42002-9200

Cbs Col Padu
100 Fulton Ct.
Paducah, KY 42001-9004

Centra Fcu
1430 National Bk
Columbus, IN 47201-5577

Credit Bureau Systems Inc.
PO BOX 9200
Paducah, KY 42002-9200

Flagstar Bk/Pingora
C/O Anthony L Manna
One Indiana Square, Ste. 1500
Indianapolis, IN 46204-2019

Freedom Mortgage Corporation
10500 Kincaid Drive Suite 300
Fishers, IN 46037-9764

(p)G L A COLLECTION CO INC
PO BOX 588
GREENSBURG IN 47240-0588

HCH Physicians Practice
1141 Hospital Drive, NW
Corydon, IN 47112-2164

Hayley Belcher
9255 Old State Rd 135
New Salisbury, IN 47161-8669

(p)JPMORGAN CHASE BANK N A
BANKRUPTCY MAIL INTAKE TEAM
700 KANSAS LANE FLOOR 01
MONROE LA 71203-4774

Park Community Credit Union
312 Elm Street, Suite 1200
Cincinnati, OH 45202-2763

Parkcomm Fcu
6101 Fern Valley R
Louisville, KY 40228-1045

Pingora Loan Servicing, LLC
c/o Jennifer R. Fitzwater, Esq.
One Indiana Square, Ste. 1500
Indianapolis, IN 46204-2019

RiverLink
c/o Municipal Services Bureau
POB 16799
Austin, TX 78761-6799

Rushmore Loan Management Services
P.O. Box 55004
Irvine, CA 92619-5004

U.S. Bank National Association, et al
Rushmore Loan Management Services
P.O. Box 55004
Irvine, CA 92619-5004

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

GLA Collection Company
POB 588
Greensburg, IN 47240

(d)Gla Collect
2630 Gleeson Ln
Louisville, KY 40299

Jpmcb Card
Po Box 15369
Wilmington, DE 19850

End of Label Matrix
Mailable recipients 16
Bypassed recipients 0
Total 16